

0 WALKER ROAD

CHAMBERSBURG, PA | 17202



Property Overview

Walker Road is a 4.37 acre, commercially zoned vacant piece of land located in Chambersburg, PA. The site sits near traffic generating developments, such as Chambersburg Crossing, Chambersburg Square, and Gateway Plaza. The parcel offers convenient access to major highway I-81. The site is perfect for a variety of uses, including but not limited to service, medical, retail, financial institutions, gas, and convenience store.

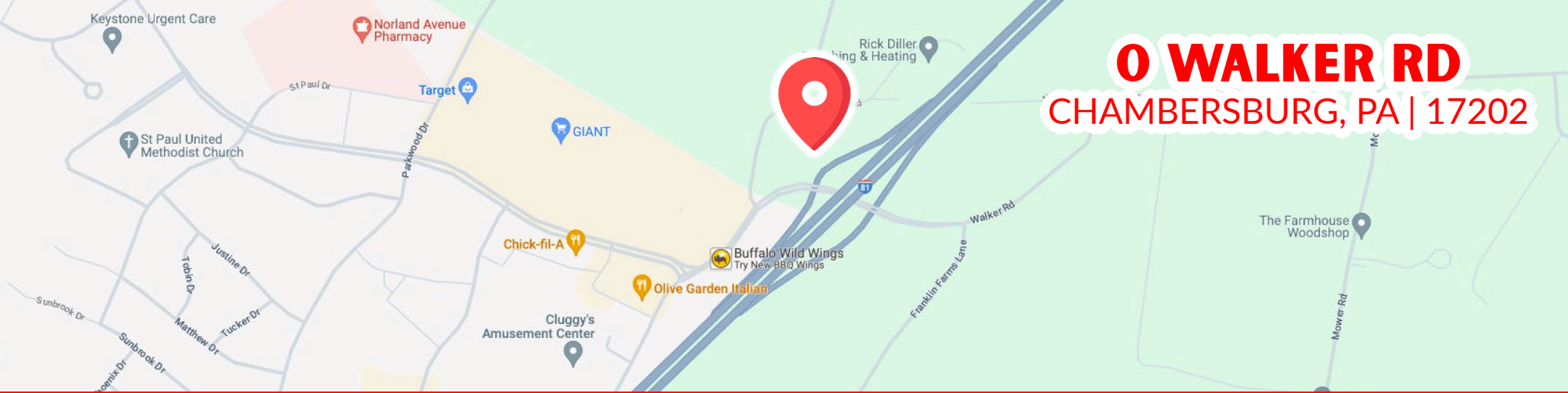
Nearby Tenants



Blake Shaffer | Brad Rohrbaugh | Chad Stine

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*



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Location Overview

Walker Road is well positioned in the Chambersburg market. The project sits within minutes of major highway I-81 (50,000 VPD), pulling traffic from multiple market points. Large developments such as Gateway Plaza, Chambersburg Square, and Chambersburg Crossings, among many others, lead the market in this area. The parcel has convenient access from Norland Avenue and is surrounded by national retailers such as Target, Giant Food, Chic-Fil-A, and Starbucks, just to name a few. A trade area that extends over 7 miles allows the site to pull traffic from multiple markets.

Trade Area Overview

Adding to the stability of the project, Walker Road shows a 20-minute drive time demographic of over 74,409 people with household incomes more than \$76,328 and daytime employment demographics equally as strong with 60,354. The demographics within a 10-mile radius include 91,003 people in 37,501 homes, a labor force of 73,816 with an average household income of \$75,967. The area's growth since 2000 has increased 20.8% with over 7,827 homes.



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Site

PROPOSED
C-STORE

WALKER ROAD ±20,000 VPD

I-81 ±50,000 VPD

WALKER ROAD ±8,000 VPD



POPULATION

3 MILE- 35,390
5 MILE- 55,315
7 MILE- 68,582



EMPLOYEES

3 MILE- 16,366
5 MILE- 22,311
7 MILE- 25,442



AVERAGE HHI

3 MILE- \$100,109
5 MILE- \$102,436
7 MILE- \$102,810



HOUSEHOLDS

3 MILE- 14,676
5 MILE- 22,700
7 MILE- 28,297



MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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3528 Concord Rd.
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EXTON OFFICE:

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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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About Bennett Williams

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